

# FOR SALE



Lot 3 - **\$670,000**      1.46 AC

Lot 4 - **\$1,025,000**      1.42 AC

Lot 702 - **\$1,500,000**      6.96 AC



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# Property Specifications...

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## Property Specifications:

Listing Price:	Lot 3	\$670,000 (\$10.53/SF)
	Lot 4	\$1,025,000 (\$16.57/SF)
	Lot 702	\$1,500,000 (\$4.95/SF)
Listing Brokers:	Jace Murray	
	Scott Hansen	
	Murray Commercial	(630) 513-0173
PIN:	Lot 3	01-30-102-041
	Lot 4	01-30-102-042
	Lot 702	TBD
Lot Size (sf):	Lot 3	1.46 AC (63,598 SF)
	Lot 4	1.42 AC (61,855 SF)
	Lot 702	6.96 AC (303,178 SF)
Current Use:	Vacant Land	
Location:	Route 64 (Main St.) across from Pheasant Run and DuPage Airport	
Zoning:	BR - Regional Business	
Surrounding Uses:	Retail, Office and Residential	
Township:	Wayne Twp.	
Real Estate Taxes:	Lot 3	\$660.32 (2016 due 2017)
	Lot 4	\$642.68 (2016 due 2017)
	Lot 702	TBD
Flood Plain:	Property does not appear to be within a Flood Plain Area	

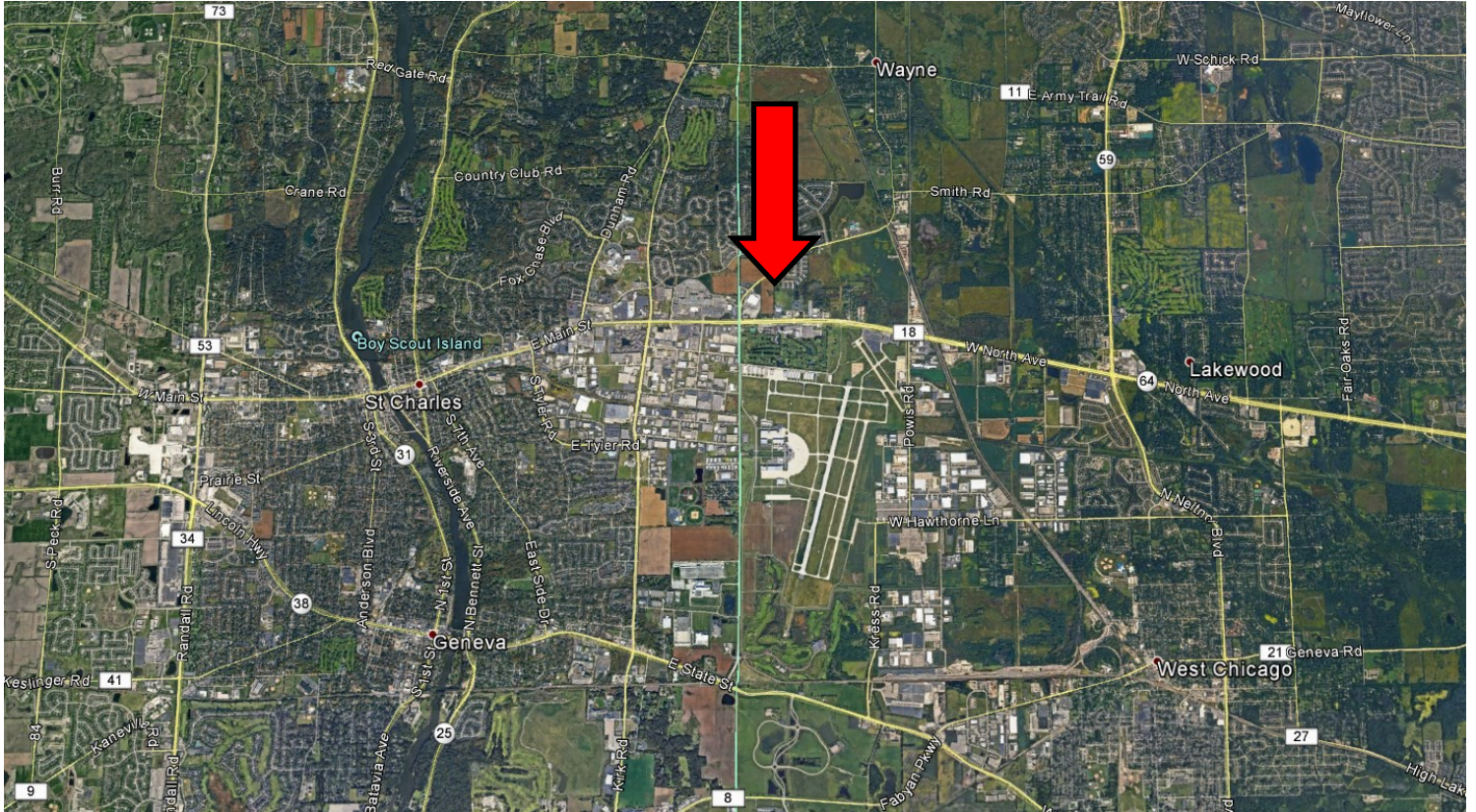


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## Aerial Location

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## Aerial Location

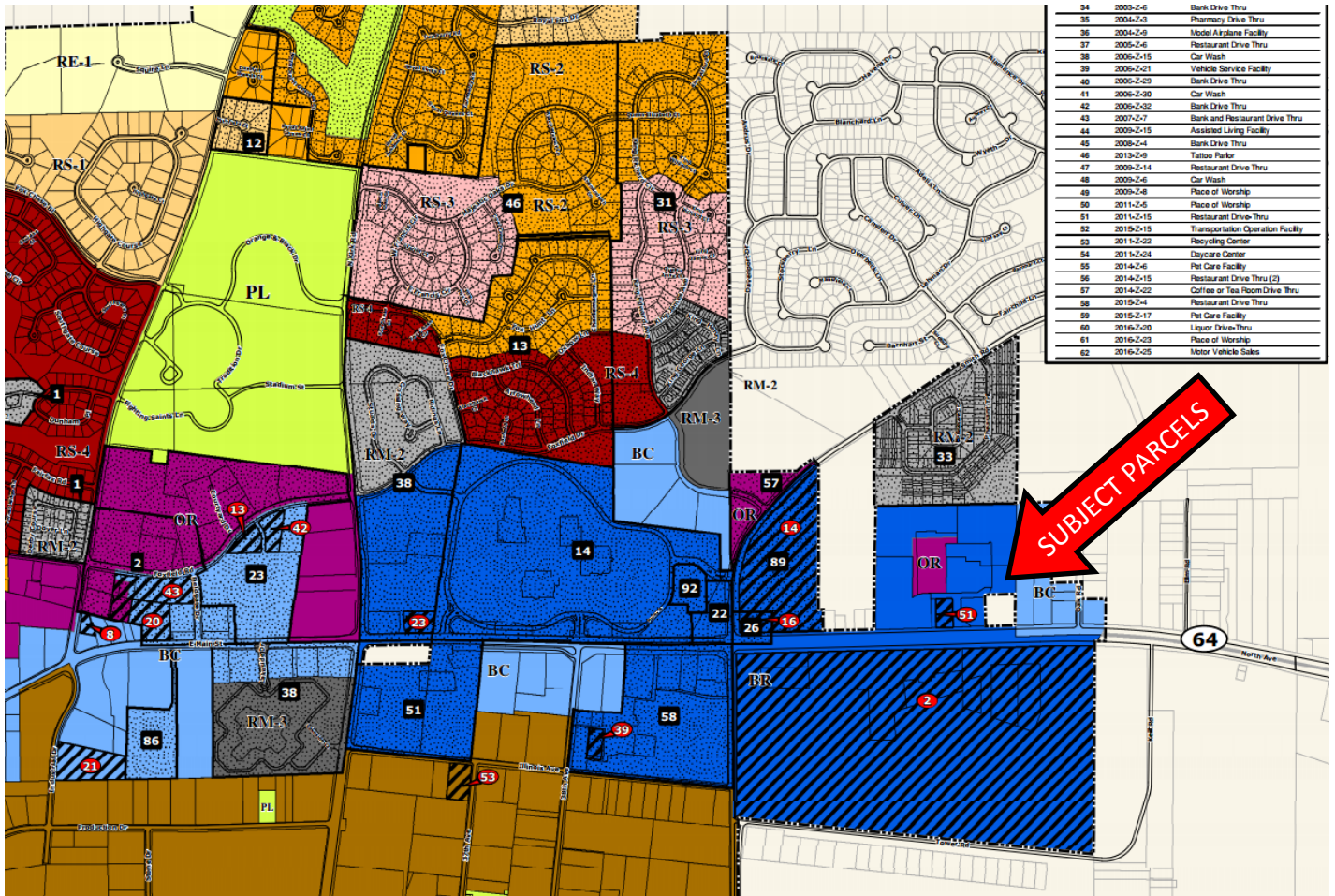




# ZONING MAP

Pheasant Run Crossing | St. Charles

## BR - Regional Business Zoning (Medium Blue)



# Permitted Uses - BR - Regional Business Zoning

1601 W. Higgins | Sleepy Hollow

## BR Regional Business District

The purpose of the BR Regional Business District is to provide locations along Strategic Regional Arterial corridors for shopping centers and business uses that draw patrons from St. Charles, surrounding communities and the broader region. The BR District consists primarily of large-scale development that has the potential to generate significant automobile traffic. It should be designed in a coordinated manner with an interconnected street network that is consistent with the City's Comprehensive Plan. Uncoordinated, piecemeal development of small parcels that do not fit into a larger context are discouraged in the BR District. Compatible land uses, access, traffic circulation, storm-water management and natural features, all should be integrated into an overall development plan. Because this district is primarily at highvisibility locations, quality building architecture, landscaping and other site improvements are required to ensure superior aesthetic and functional quality.

### Permitted Uses (general):

Art Gallery/Studio  
Cultural Facility  
Indoor Recreation & Amusement  
Live Entertainment  
Lodge or Private Club  
Outdoor Recreation  
Place of Worship  
Theatre  
College/University  
Emergency Medical Center  
Hospital; Medical or Dental Clinic  
Post Office  
School, Specialized

### Permitted Uses (retail):

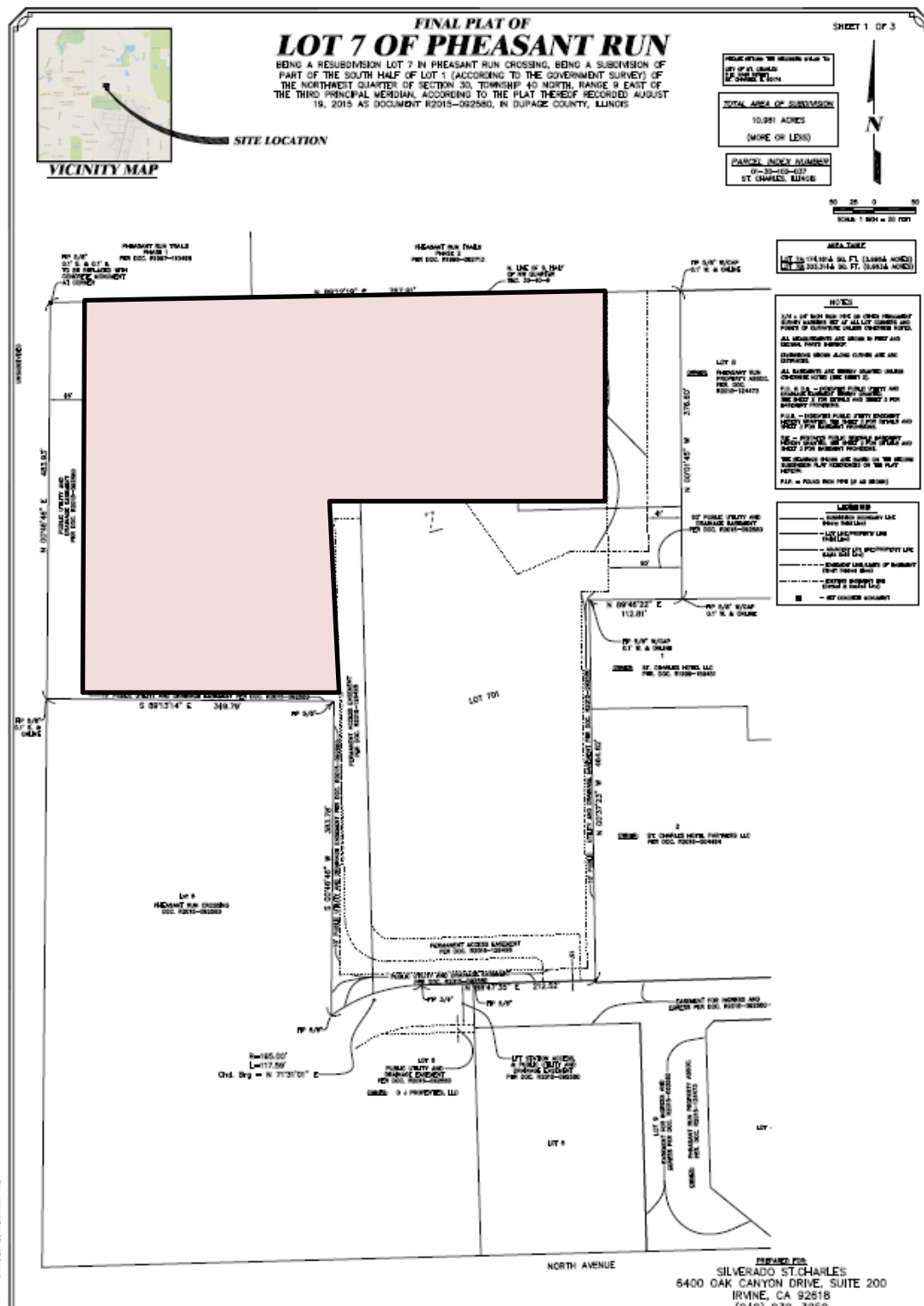
Alcohol and Tobacco Sales  
Bank  
Car Wash  
Currency Exchange  
Day Care Center  
Financial Institution  
Gas Station  
Home Improvement Center  
Motor Vehicle Rental/Sales/Repair  
Office Building  
Personal Services  
Restaurant/Tavern  
General Retail

Disclaimer: This list is not to be considered inclusive of all uses. Other specialized uses may be approved or fall under "Special Use" by the city.



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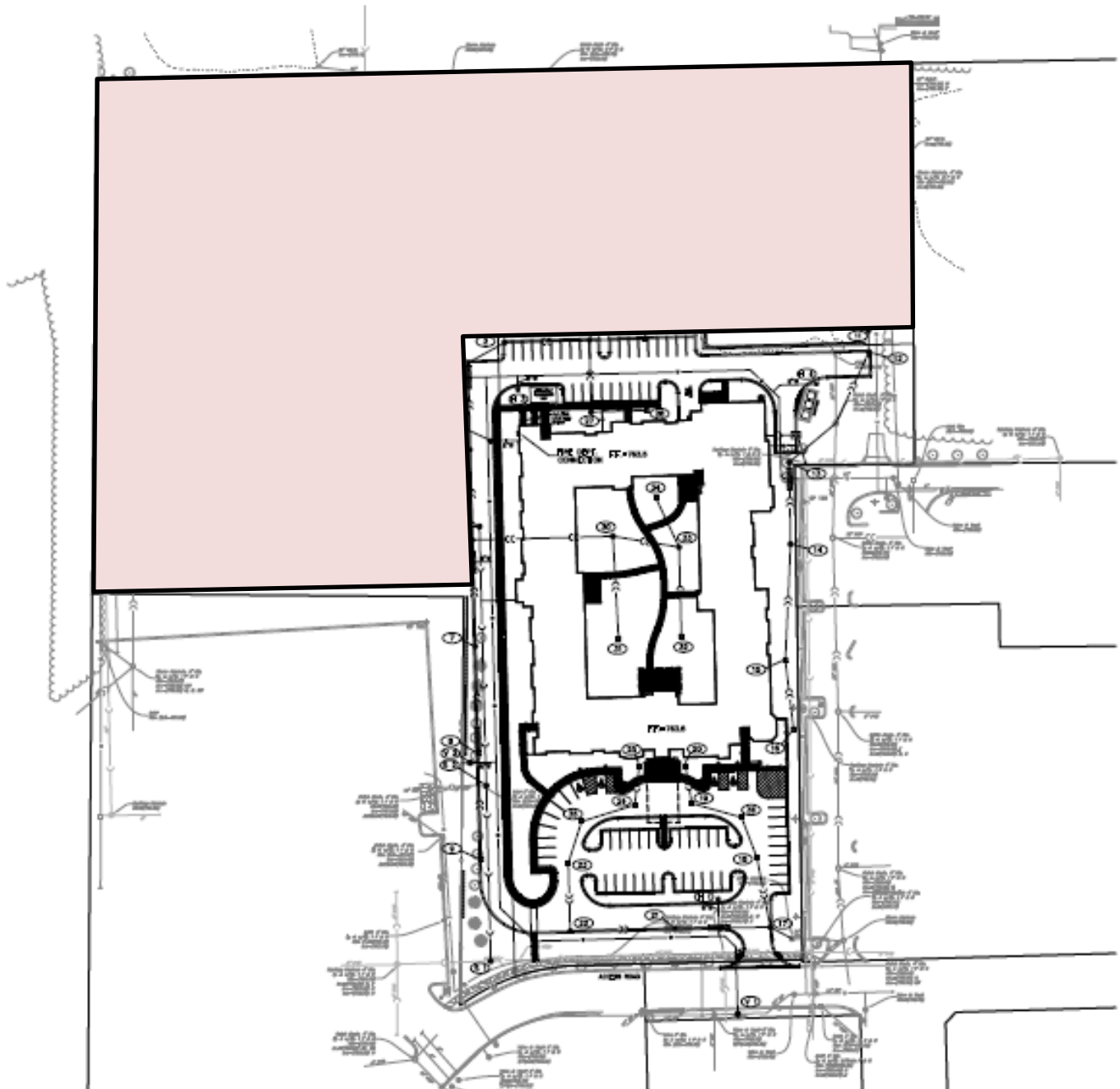
## Pheasant Run Crossing | St. Charles





# Site Plan for Silverado and Lot 7

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